

LOCAL BUYOUT AND ACQUISITION PROGRAM



The Texas General Land Office (GLO) is administering \$275 million for Hurricane Harvey local buyouts and acquisitions from funds awarded by the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grants for Disaster Recovery (CDBG-DR). The local buyout and acquisitions program will remove homes from harm's way. These funds were distributed based on Methods of Distribution (MOD) developed by the Regional Councils of Government (COGs).

Local government entities must select between the two programs based on the specific needs of their communities. Local leaders should work with the community to decide exactly what will be done with acquired property. A plan for land management should also be prepared and vetted locally.

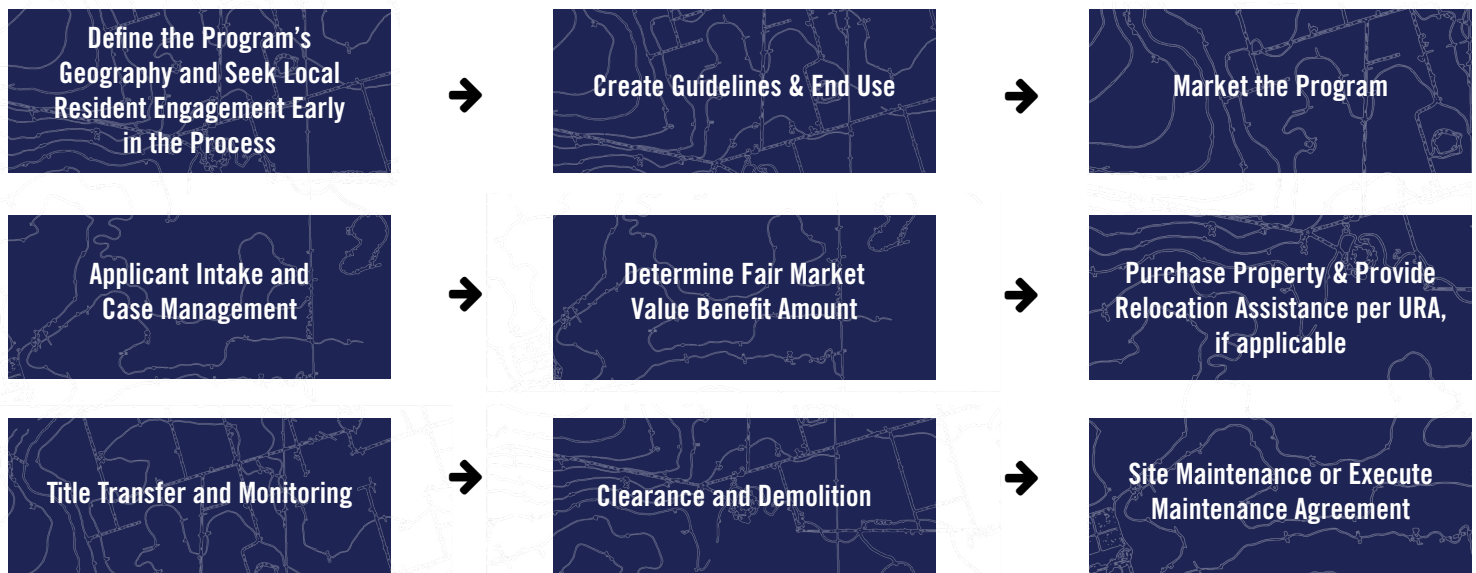
COG	\$ AMOUNT	COG	\$ AMOUNT
Alamo Area COG	\$4,152,165	Golden Crescent Regional Planning Commission COG	\$18,430,647
Brazos Valley COG	\$5,840,778	Houston-Galveston Area Council	\$110,953,432
Capital Area COG	\$12,929,474	South East Texas Regional Planning Commission COG	\$51,687,614
Coastal Bend COG	\$34,375,695	TOTAL	\$275,620,892
Central Texas COG	\$1,384,055		
Deep East Texas COG	\$35,867,032		

While buyouts and acquisitions are both acquisitions of real property, the intended use for the property is what distinguishes a buyout from an acquisition.

Buyouts = converts the property to open space, recreational, or floodplain and wetlands to reduce risk from future flooding or from the hazard that led to the property's Disaster Risk Reduction Area.

Acquisitions = can use the property for redevelopment activities while ensuring resiliency, mitigating the impact of future disasters, and meeting applicable CDBG-DR regulations.

► STEPS IN A BUYOUT AND ACQUISITION PROGRAM



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► ELIGIBLE ACTIVITIES

- Buyouts
- Acquisitions
- Relocation assistance with buyout or acquisition activities
- Down-payment assistance with buyout or acquisition activities
- Demolition with buyout or acquisition activities
- Housing incentives
- Relocating families outside of floodplains
- Public service within the 15% gap (e.g. housing, counseling, legal counseling)
- FEMA Hazard Mitigation Grant Program (HMGP) cost share for buyout activities

Applicant eligibility requirements include documentation for property damage by Hurricane Harvey Duplication of Benefit (DOB) review, clear real property title (Warranty Deed), principal residency and current property taxes must be satisfied for all applicants to be served under this program.

► HUD'S PROGRAM REGULATIONS

► Buyouts

- Property must be maintained in perpetuity as open space, recreational space, floodplain, or wetland.
- May use pre-disaster or post-disaster property values to determine fair market value.
- Homes may be impacted by Hurricane Harvey
- Single family residences and vacant lots only
- May provide incentives (relocation, down-payment assistance, etc.) to relocate families to specified outside areas outside a flood plain within the city or county.

► Acquisitions

- May use property for redevelopment activities while ensuring resiliency and mitigating the impact of future disasters.
- Must use post-disaster property values to determine purchase amounts.
- The intended end use for the property must be clearly defined.
- Can provide relocation counseling and assistance.

► WHAT IS URA?

Uniform Relocation Act (URA) of 1970
49 CFR Part 24 (as amended)

This law ensures that people whose real property is acquired, or who are required to move as a direct result of projects receiving federal funds, are treated fairly and equitably and receive assistance in moving from the property they occupy. URA provides important protections and assistance for people affected by the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects. Notice to owner and occupants is required as soon as feasible to the person scheduled to be displaced.